

City Clerk File No. Ord. 19-018

Agenda No. 3.A 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-018

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY CODE DESIGNATING OAKLAND AVENUE AND JEFFERSON AVENUE AS A MULTI-WAY STOP INTERSECTION

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) of the Jersey City Code is hereby supplemented as follows:

Section 332-9

### SCHEDULE STOP INTERSECTION

The intersections listed below are hereby designated as a stop intersection. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
<u>Oakland Av</u> Jefferson Av	<u>North and South</u> West	<u>Jefferson Av - Multi</u> Oakland Av - <u>Multi</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

4. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

NOTE: All new material to be inserted is underscored.

AV:pcl  
(02.27.19)

APPROVED: [Signature]  
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: [Signature]  
Municipal Engineer

APPROVED: \_\_\_\_\_  
Business Administrator

\_\_\_\_\_  
Corporation Counsel

Certification Required ☐  
Not Required ☐

**ORDINANCE FACT SHEET – NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Full Title of Ordinance**

**AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY CODE DESIGNATING OAKLAND AVENUE AND JEFFERSON AVENUE AS A MULTI-WAY STOP INTERSECTION**

**Initiator**

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, P.E	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org

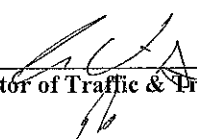
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

Designating the intersection of Oakland Avenue and Jefferson Avenue as an all-way stop control will improve traffic safety and operational characteristics at the intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration.

Data collected as part of the analysis included a multi-year crash history assessment, which indicated there are a number of right angle crashes at this intersection.

I certify that all the facts presented herein are accurate.

  
\_\_\_\_\_  
Director of Traffic & Transportation

\_\_\_\_\_  
Signature of Department Director

2/28/19  
\_\_\_\_\_  
Date

3/6/19  
\_\_\_\_\_  
Date



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

**CITY OF JERSEY CITY**  
**DEPARTMENT OF ADMINISTRATION**  
**DIVISION OF ENGINEERING, TRAFFIC & TRANSPORTATION**

Municipal Services Complex  
13-15 Linden Avenue East | Jersey City, NJ 07305  
Engineering Desk: 201-547-4411 | Traffic Desk: 201-547-4470



BRIAN D. PLATT  
BUSINESS ADMINISTRATOR

**MEMORANDUM**

**DATE:** February 27, 2019

**TO:** Peter J. Baker, Corporation Counsel  
Brian D. Platt, Business Administrator  
Robert Byrne, City Clerk  
James Shea, Director, Department of Public Safety  
Councilman Boggiano, Ward C

**FROM:** Andrew Vischio, P.E., Director of Traffic & Transportation  
Division of Engineering, Traffic and Transportation

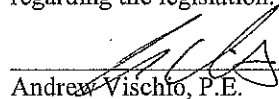
**SUBJECT:** **PROPOSED ORDINANCE – MULTI-WAY STOP INTERSECTION**

Please be advised, this Division has proposed legislation (for the Council's consideration) amending Chapter 332(Vehicles and Traffic) Section 332-9(Stop Intersections) of the Jersey City Traffic Code designating Oakland Avenue and Jefferson Avenue as an all way stop intersection.

Designating these intersections as all-way stop control will improve traffic safety and operational characteristics at each intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration. Data collected as part of the analysis included a multi-year crash history assessment, which indicated there are a number of right angle crashes at this intersection.

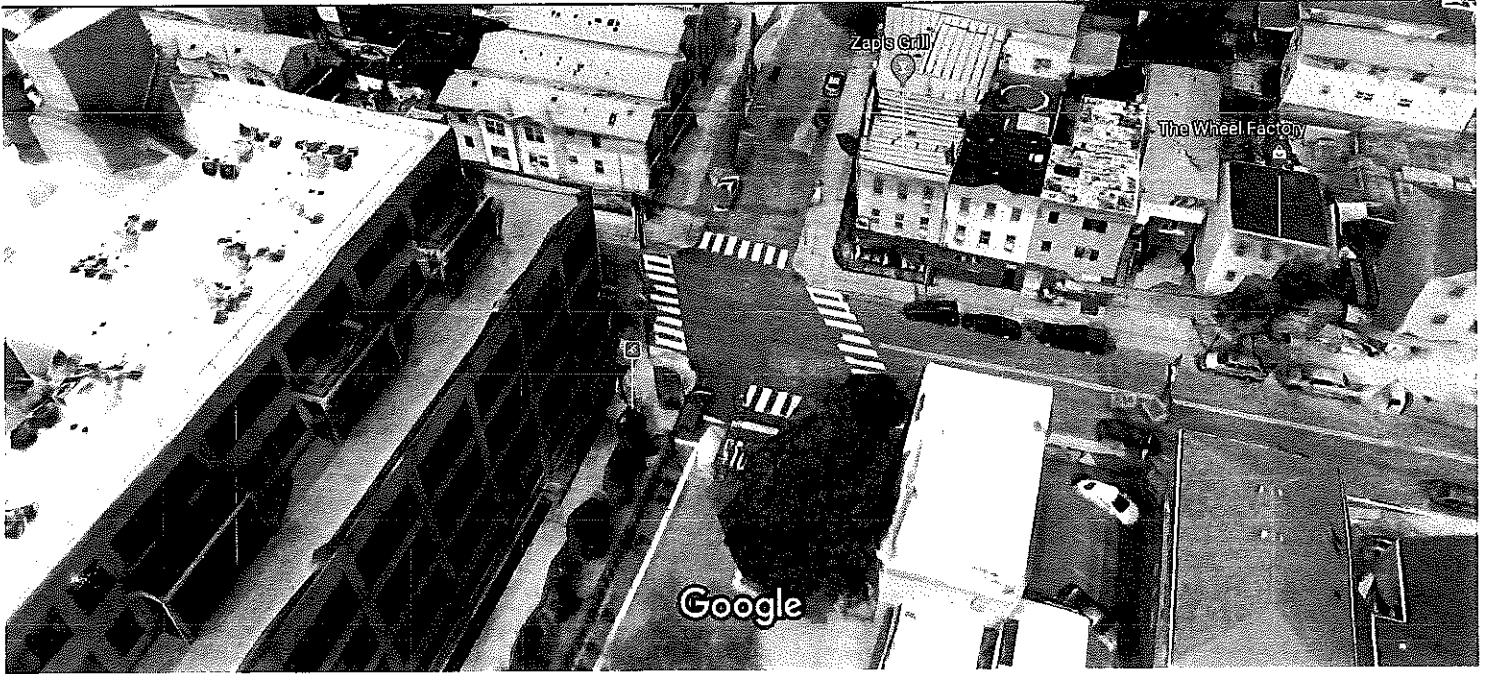
Councilman Boggiano has been advised by Email of the proposed traffic regulation. (copy attached) The recommended amendments should appear on the Agenda for the March 13, 2019 Municipal Council Meeting.

Please feel free to contact Andrew Vischio, P.E., at 201.547.4419 or [AVischio@icnj.org](mailto:AVischio@icnj.org) if you have any questions regarding the legislation.

  
\_\_\_\_\_  
Andrew Vischio, P.E.  
Director of Traffic & Transportation

C: Jose R. Cunha, P.E., C.M.E., C.P.W.M., C.R.P., Municipal Engineer  
Jennifer Cato, Assistant Traffic Engineer  
Deputy Chief of Staff Allison Solowsky  
Michael Kelly, Chief of Police  
Joseph Santiago, Commander, North District  
Mary Spinello-Paretti, Director, Division of Enforcement, Dept. of Public Safety  
Council President LaVarro, Jr.      Councilwoman Watterman      Councilman Rivera  
Councilwoman Ridley      Councilwoman Prinz-Arey      Councilman Robinson  
Councilman Yun      Councilman Solomon

## Oakland Ave & Jefferson Ave

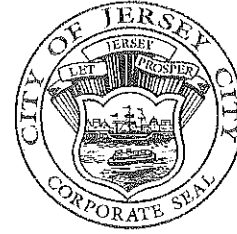


Imagery ©2019 Google, Map data ©2019 Google 20 ft

City Clerk File No. Ord. 19-019

Agenda No. 3.B 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-019

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ADAPTIVE REUSE DISTRICT AND THE RESIDENTIAL DISTRICT OF THE GARFIELD AVENUE REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Garfield Avenue Redevelopment Plan in May of 2015; and

**WHEREAS**, the amendments proposed herein to the Garfield Avenue Redevelopment Plan are limited to the Adaptive Reuse District's permitted uses and accessory uses, and the Residential District's permitted uses and landscaping standards; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting of January 15, 2019, reviewed amendments; and

**WHEREAS**, the Planning Board determined a paint spray booth for a furniture artisan shall be permitted as a use in the Adaptive Reuse Zone and an auto sales and repair use be permitted in the Residential Use Zone; and

**WHEREAS**, the Planning Board determined the amendments proposed required a condition to specify that automobile spray booths are not permitted under this section; and

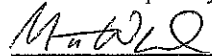
**WHEREAS**, the Planning Board determined the amendments proposed herein effectuates the objectives of the Garfield Avenue Redevelopment Plan; and

**WHEREAS**, the Planning Board recommended to the Municipal Council that the proposed amendments to the Garfield Avenue Redevelopment Plan be adopted; and

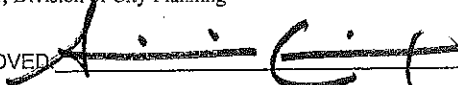
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the proposed amendments with a condition to the Garfield Avenue Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on January 15, 2019, be, and hereby is, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

 **MATT WARD (ACTING)**  
Tanya Marione, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: \_\_\_\_\_  
Corporation Counsel Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE FACT SHEET**

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

**Full Title of Ordinance****ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ADAPTIVE REUSE DISTRICT AND THE RESIDENTIAL DISTRICT OF THE GARFIELD AVENUE REDEVELOPMENT PLAN REGARDING PERMITTED USES****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Tanya Marione, PP, AICP	Director
	Cameron Black, AICP	Senior Planner
Phone/email	201-547-5010	tanyam@jcnj.org / cblack@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

Please be advised that on January 15, 2019, at the Regular Meeting of the Planning Board of the City of Jersey City the Board reviewed and commented on the proposed ordinance listed above. The purpose of the amendments to the Redevelopment Plan is to expand the list of permitted principal uses in the Garfield Avenue Redevelopment Plan. In the Adaptive Reuse District of the plan these amendments list and define paint spray booth as a permitted principal use and further specifies that automobile spray booths be not permitted under this section. In the Residential district these amendments adds auto sales and repair uses, which is already a pre-existing use in that district. These amendments will permit the growth of employment opportunities in this area.

At their meeting, the Planning Board discussed, were provided the opportunity to ask questions and reviewed the amendment and its conformance to the Master Plan. Many members of the public came out in support. After public comments, the Board voted unanimously to recommend to the Council that this ordinance amending the Garfield Avenue Redevelopment Plan be adopted.

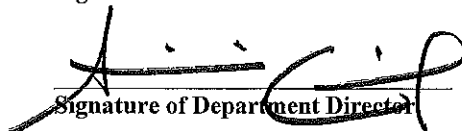
Community meetings with the GRACO neighborhood association were conducted prior to the planning board meeting.

No other changes. A NW Financial report was deemed unnecessary.

I certify that all the facts presented herein are accurate.

 (ACTING)  
MATT WARD  
Signature of Division Director

2/19/2019  
Date

  
Signature of Department Director

2.25.19  
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING AMENDMENTS TO THE GARFIELD AVENUE  
REDEVELOPMENT PLAN REGARDING PERMITTED USES**

The purpose of the amendments to the Ordinance is to codify and permit a use at 15 Wilkinson Avenue, Block 23701, Lot 6, which include a paint spray booth for a furniture artisan with the condition that spray painting for automobiles be strictly prohibited. Petitioned by 15 Wilkinson, LLC. Also, to codify to permit the existing auto sales and repair uses on 676-694 Garfield Avenue, Block 23704, Lots 1,2, and 3. Petitioned by J.M. Garfield, LLC. Other standards in the zone were cleaned up and clarified as part of this amendment.

# **Garfield Avenue Redevelopment Plan Amendments**

Text to added is bold italics like ***This***

Text added as a floor amendment by Planning Board is bold italics underlined like ***This***

## **A. Adaptive Reuse District**

### **1. Permitted Uses**

a thru l. .... NO CHANGES

***m. Warehousing***

***n. Industrial***

***o. Light Industrial***

***p. Manufacturing, which shall include ventilated spray/painting booths, shall include commissary kitchens.***

***q. Combinations of the above, except that a residential use may not be mixed with an industrial use.***

### **2. Accessory Uses - NO CHANGES**

### **3. Area, Yard, and Bulk Requirements**

a. The adaptive re-use of these properties shall exempt the area, yard and bulk requirements, provided that the coverage ***existing at the time of the adoption of this redevelopment plan*** is not increased by more than **10%**.

b. Height - vertical additions are permitted, provided that the height is not increased by more than two stories ***and twenty-five (25) feet above the existing building.*** Vertical additions must be set back from the ***street facing facades a minimum of twenty (20) feet.***

### **4. Parking**

a. Parking shall be provided to the greatest extent practicable considering the constraints of each site and prioritizing the preservation of the existing structures. The Board shall consider each application and determine if the parking proposed is appropriate. ***Surface parking is permitted. The applicant may also convert a portion of the existing building into a parking garage.***

### **5. Not Permitted Uses**

***a. Automobile spray painting/painting***

## **B. Residential District**

### **1. Permitted Uses**

a. Multi-family Residential



**b. All existing uses within the Residential District at the time of the adoption of this plan shall be permitted. The existing uses within the Residential District include auto sales and automotive services on Lots 1, 2, 3, 4, 5 and 6 in tax Block 23704; and automotive services and sales on Lots 7, 8, 9 and 10 in tax Block 23704. In the event any of these uses are abandoned, then the use shall no longer be a permitted use in this district.**

2. Accessory Uses - customarily associated with, subordinate and incidental to the principal use, and located on the same lot:

a. Off-street Parking

b. Fences and walls

c. Home Occupations

d. Signs

e. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of the building residents.

**f. Office use in the existing structures located on Lots 1, 2, 3 and 4 in tax Block 23704 accessory to the pre-existing uses at the time of the adoption of this redevelopment plan.**

3. Area, Yard and Bulk Requirements.

a. All existing lots at the time of adoption of this plan are conforming but may not be reduced in size. The creation of flag lots shall be prohibited.

b thru j . ..... NO CHANGES

**k. The area, yard and bulk requirements for any accessory office use shall be regulated by the existing structures. These area, yard and bulk requirements may be exceeded subject to the review and approval of the Planning Board.**

4. Parking Standards:

a. Minimum of 1 off-street parking space per dwelling unit.

b thru e. .... NO CHANGES

**f. Auto sales: One space per one hundred (100) square feet of showroom floor area plus one space for each one thousand (1,000) square feet of gross floor area other than showroom area.**

5. Bonus Provisions - NO CHANGES

6. **Landscaping**

**a. All site plan application shall comply with the Jersey City Forestry Standards.**

**b. All site plans including Lots 1, 2 and 3 in tax Block 23704 shall provide for landscaped screening at the rear of Lots 1, 2 and 3.**

**c. All site plans including Lots 1, 2 and 3 in tax Block 23704 shall provide for a trench drain, or similar drain acceptable to the Jersey City Engineering Department, along the frontage of the Lots 1, 2 and 3.**

**C. Signage**

**a. Each commercial building frontage on a public street is allowed one (1) exterior building mounted sign for each 150 feet of street frontage, or part thereof, with each sign not to exceed 30 square feet.**

**b. Signage for apartment buildings is limited to a Nameplate or awing identification, but to exceed two (2) square feet.**

**c. All signs shall be attached to the first floor level of the building only.**

**d. All wall signs shall be flush mounted.**

**e. All blade signs shall project no more than 30 inches from the façade and the bottom of the sign must be a minimum of 9 feet above the sidewalk. All blade signs are subject to the review and approval of the Planning Board.**

**f. Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.**

**g. Permitted signage material includes:**

**a) Painted wood.**

**b) Painted metals including aluminum and steel.**

**c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.**

**d) Carved wood or wood substitute.**

**e) Channel letters.**

**h. Permitted lettering material includes:**

**a) Lettering forms applied to the surface of the sign.**

**b) Single colored lettering forms applied to the surface of the sign.**

**c) Metallic solid body letters with or without returns.**

**d) Painted acrylic or metal letter.**

**e) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.**

**i. Signs may be lit from backlit halo and up-lights.**

**j. Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.**

**k. Signs may include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.**

**D. Fencing**

**Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.**

**5) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.**

City Clerk File No. Ord. 19-020

Agenda No. 3.C 1st Reading

Agenda No. \_\_\_\_\_ 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-020

TITLE:

### ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND THE FUND FOR PUBLIC ARTS BONUS TO APPLY TO ZONE 3

**WHEREAS**, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

**WHEREAS**, the Municipal Council seeks to promote the continuing redevelopment of the area by expanding the Fund for Public Arts Bonus in Zone 3 of the redevelopment plan; and

**WHEREAS**, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

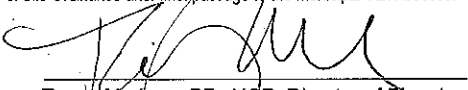
**WHEREAS**, the following amendment to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting on January 15, 2019; and

**WHEREAS**, the Planning Board voted to recommend adoption of this amendment by the Municipal Council; and

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

  
Tanya Marone, PP, AICP, Director of Planning

APPROVED AS TO LEGAL FORM

\_\_\_\_\_  
Corporation Counsel

APPROVED: 

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL**

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**Full Title of Ordinance/Resolution**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND THE FUND FOR PUBLIC ARTS BONUS TO APPLY TO ZONE 3.**

**Initiator**

Department/Division	HEDC	
Name/Title	Tanya R. Marione, AICP, PP	Director
	Erica Baptiste	Senior Planner
Phone/email	201-547-5010	tanyam@jcnj.org/ebaptiste@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Purpose**

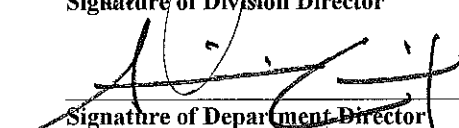
This ordinance amends the Journal Square 2060 Redevelopment Plan to expand the Fund for Public Arts Bonus to Zone 3.

I certify that all the facts presented herein are accurate.

  
\_\_\_\_\_  
Signature of Division Director

  
\_\_\_\_\_  
Date

2/28/19

  
\_\_\_\_\_  
Signature of Department Director

  
\_\_\_\_\_  
Date

2.28.19

## **SUMMARY STATEMENT**

### **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AN AMENDMENT TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND THE FUND FOR PUBLIC ARTS BONUS TO APPLY TO ZONE 3.**

This ordinance amends the Journal Square 2060 Redevelopment Plan to expand the Fund for Public Arts Bonus to all of Zone 3. Currently, the bonus only applies to two blocks within the Journal Square 2060 Redevelopment Plan.

## PROPOSED ZONING AMENDMENT

Highlighted, bold, italicized wording indicates new language proposed, and ~~striked out wording~~ indicates language to be removed:

### IV) GENERAL ADMINISTRATIVE PROVISIONS

#### S) FUND FOR PUBLIC ARTS BONUS:

- 1) All "A" ~~Corner~~ lots in excess ***10,000*** ~~12,200~~ s.f that are ***within Zone 3*** ~~East of Summit Avenue and South of Rock Street~~ shall be entitled to a density bonus allowing for the addition of ***two (2)*** ~~four (4)~~ additional story levels ~~or 40 additional feet in building height (in addition to any other~~ ***not to be combined with the office space*** bonus provisions provided for in this plan), subject to the developer contributing the sum of ***\$35,000*** ~~\$7,500~~ for each additional, market rate unit within the additional ***two (2)*** ~~four (4)~~ story levels, to be dedicated to a City Fund for Public Arts subject to a redevelopment agreement with the Jersey City Redevelopment Agency.